

**ZONING BOARD OF APPEALS
MEETING MINUTES**

DECEMBER 5, 2005

PRESENT: Mary Cardin, Kenneth Braga, Robert Palozej (7:06 PM), William Harford, Aaron Rossow and Alternate Robert Wambolt

ABSENT: Mark Spurling and Alternate Joseph Snyder

STAFF

PRESENT: Reanna Goodreau, Recording Secretary

I. CALL TO ORDER:

Chairman Cardin called the Zoning Board of Appeals (ZBA) meeting to order at 7:04 p.m. at the Ellington Town Hall Annex, 57 Main Street, Ellington, CT.

II. PUBLIC COMMENTS: NONE

III. PUBLIC HEARINGS:

1. #V200519— Frank & Victoria Randall for a variance to Ellington Zoning Regulations, Section 5.2 Area & Yard Requirements Schedule: to reduce the front yard setback from 35 feet to 25 feet for a 34.5' x 8' front porch on property located at 31 Glenwood Road, APN 071-023-0000 in an A Zone.

TIME: 7:05 p.m.

SEATED: M. Cardin, K. Braga, R. Palozej, W. Harford, A. Rossow and R. Wambolt

Frank Randall submitted the certificate of mailing form for the record. Mr. Randall stated that they are looking to construct a 34.5' x 8' front porch. He explained that the porch would replace the concrete steps and that the porch would encroach an additional 2 feet beyond the concrete steps.

Chairman Cardin asked the applicant what the hardship was and was told that it was to watch their children. Chairman Cardin explained that a variance cannot be personal, but that it must be unique to the land. Mr. Randall stated that this is the only location for a front porch. Commissioner Palozej stated that the location of the house and the lot configuration would be the hardship.

MOVED (BRAGA), SECONDED (PALOZEJ) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR #V200519—FRANK & VICTORIA RANDALL.

MOVED (PALOZEJ), SECONDED (WAMBOLT) AND PASSED (NAY: CARDIN) TO APPROVE #V200519—FRANK & VICTORIA RANDALL FOR A VARIANCE TO REDUCE THE FRONT YARD SETBACK FROM 35 FEET TO 25 FEET FOR A 34.5' X 8' PORCH.

HARDSHIP: LOCATION OF HOUSE & LOT CONFIGURATION.

IV. UNFINISHED BUSINESS:

1. General Discussion of Zoning Regulations

Chairman Cardin explained that the commission has been discussing possible changes to the zoning regulations. The changes include adding impervious coverage limits, changing requirements for buffers between industrial and residential uses, and implementing restrictions to certain types of variances that the board can grant. The board had an extensive discussion about limiting use variances. The board decided to have Chairman Cardin contact the Planning and Zoning chairman to initiate discussion about these items.

CONTINUED TO THE JANUARY MEETING.

2. Discussion of Interpretation of When a Variance is Required

Chairman Cardin suggested tabling this item until the new Zoning Enforcement Officer has started and can provide input for the discussion.

TABLED TO THE JANUARY MEETING.

V. NEW BUSINESS: NONE

VI. ADMINISTRATIVE BUSINESS:

1. Set 2006 Meeting Schedule

Chairman Cardin asked if the board still needed to consider changing its meeting dates based on the request of the Planning and Zoning Commission. Reanna Goodreau stated that they did not.

MOVED (BRAGA), SECONDED (CARDIN) AND PASSED UNANIMOUSLY TO APPROVE THE 2006 MEETING SCHEDULE.

2. Approval of the 7/11/05, 9/12/05 & 11/7/05 Meeting Minutes

MOVED (CARDIN), SECONDED (WAMBOLT) AND PASSED UNANIMOUSLY TO APPROVE THE 7/11/05 MEETING MINUTES.

MOVED (CARDIN), SECONDED (WAMBOLT) AND PASSED UNANIMOUSLY TO APPROVE THE 9/12/05 MEETING MINUTES.

MOVED (BRAGA), SECONDED (CARDIN) AND PASSED UNANIMOUSLY TO APPROVE THE 11/7/05 MEETING MINUTES.

3. Correspondence:

- a. Memo to Charter Revision Committee from Robert Phillips, dated 11/18/05

SO NOTED.

VII. ADJOURNMENT:

MOVED (BRAGA), SECONDED (ROSSOW) AND PASSED UNANIMOUSLY TO ADJOURN THE MEETING AT 7:40 PM.

Respectfully Submitted,

Reanna Goodreau
Recording Secretary